TO LET
TOWN CENTRE FIRST FLOOR OFFICE

CHILTERN HOUSE

DEAN STREET, MARLOW, BUCKS, SL7 3AA

1,035 sq ft (96.15 sq m)

KEY INFORMATION

Size: 1,035 sq ft
Rent: £28,000 +VAT per annum
Service charge: £8,890 +VAT per annum
Rateable Value: To be confirmed
Lease: The suite is available on a new lease direct from the landlord
Legal Fees: Each party to bear their own costs
EPC Rating: B (34)

DESCRIPTION

An excellent opportunity to lease a modern, well-specified office suite in Marlow town centre. The accommodation is located on the first floor of Chiltern House, offering a professional working environment with excellent accessibility and on-site parking.

Air-conditioning

Carpet throughout

Kitchenette

3 onsite parking spaces
(additional nearby if required)

Entry phone system

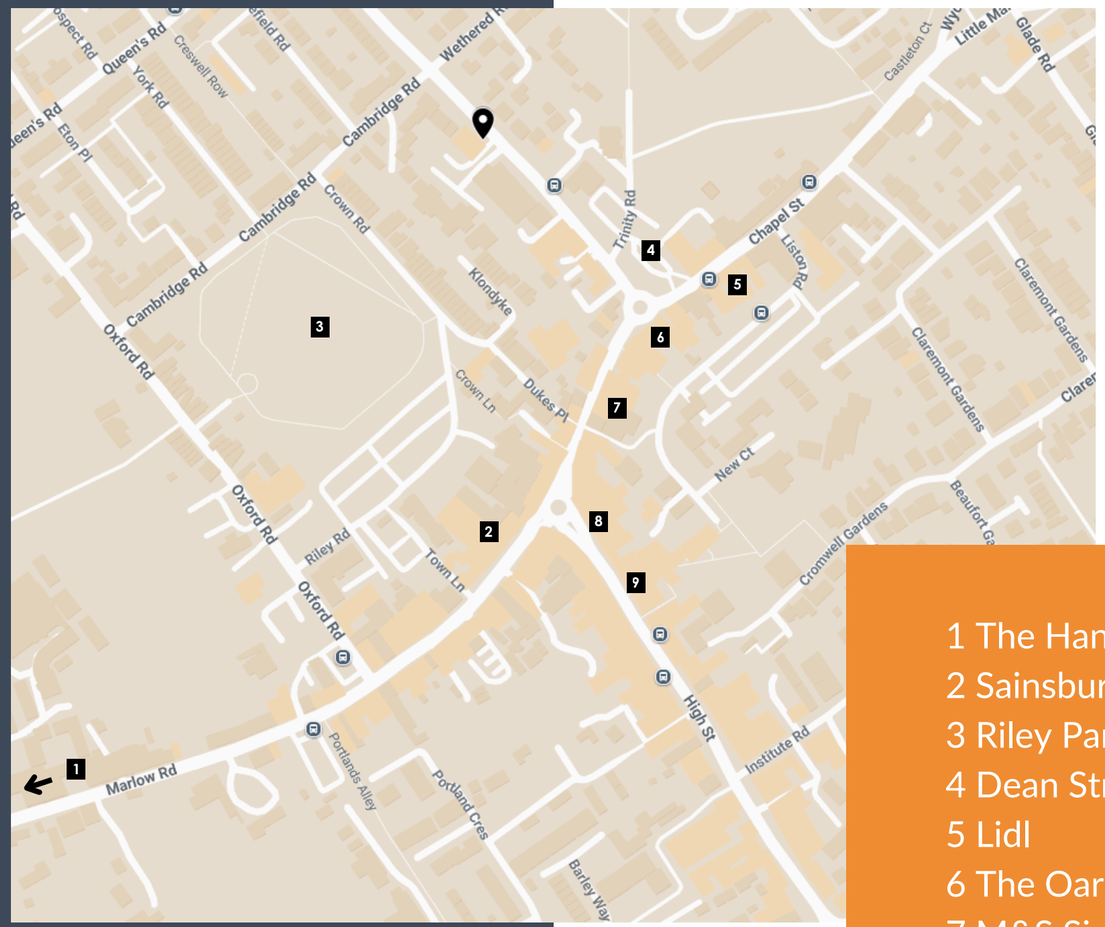
Lift

FLOOR PLAN

First floor

Actis

Chilterns House
Actis
Welcome to
Marlow

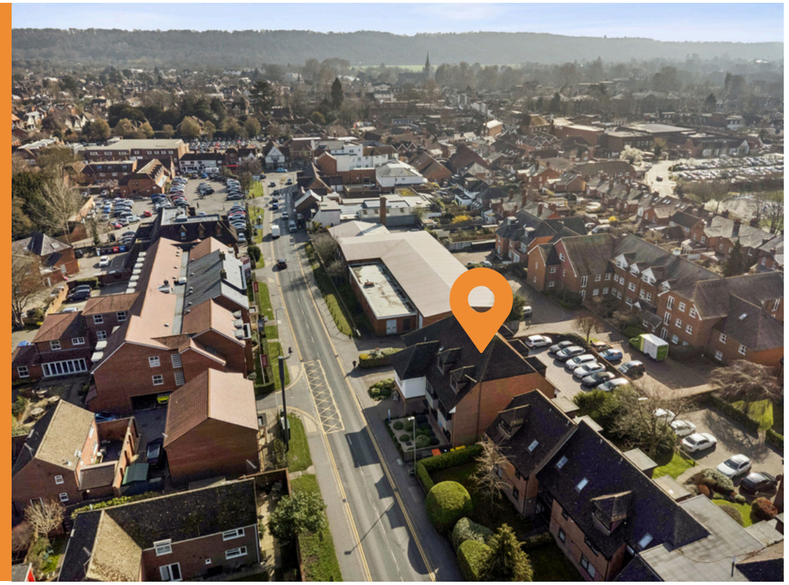


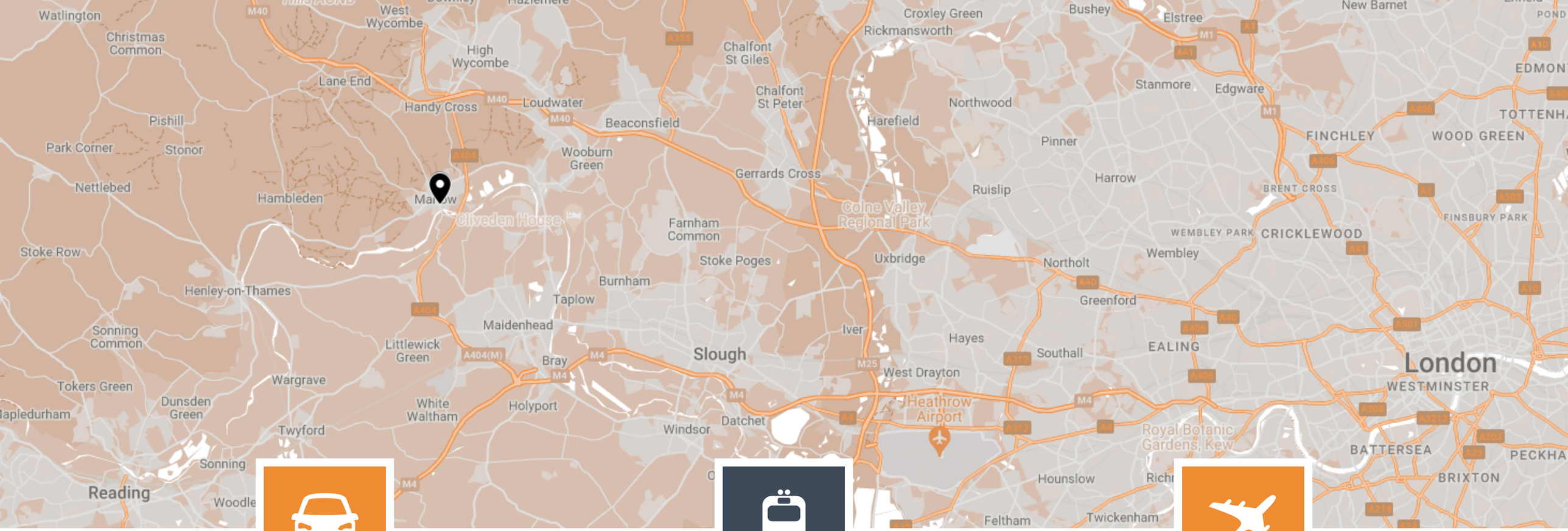
LOCATION

Marlow is an affluent and thriving riverside town, celebrated for its blend of work, leisure and wellbeing. With its vibrant high street, strong café culture and picturesque Thames setting, it offers an enviable lifestyle that helps businesses attract and retain talent.

Chiltern House is ideally located on Dean Street, just moments from Marlow's cafés, restaurants and independent shops. Higginson Park and the River Thames are a short walk away, providing a tranquil backdrop for lunchtime walks, informal meetings and post-work relaxation.

1 The Hand and Flowers
2 Sainsbury's
3 Riley Park
4 Dean Street Car Park
5 Lidl
6 The Oarsman
7 M&S Simply Food
8 Gail's Bakery
9 Caffé Nero





CAR

3 MILES TO J4 OF M40

The A404 connects Marlow to J4 of the M40 in 3 miles and to J8/9 of the M4 in 6.8 miles.

TRAIN

0.7 MILES TO MARLOW STATION

Walk to Marlow station in 14 minutes with regular services to Maidenhead where you can access the Elizabeth Line into London.

AIRPORT

20.6 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Marlow.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.

JAMES EMES

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Please note that all images are for illustrative and indicative purposes only and furniture is not included with the lease.

October 2026

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